144.0	0006	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,100 /	796,100
					USE VALUE:	796,100 /	796,100
					ASSESSED:	796,100 /	796,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILLMERS MATTHEW P
Owner 2:	ALTERMAN SHARON ROSE
Owner 3:	
Street 1:	21 LONGFELLOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOSEY HEATHER C -
Owner 2:	EHMANN DAVID E -
Street 1:	21 LONGFELLOW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,348 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5348.000	331,700		464,400	796,100
Total Card	0.123	331,700		464,400	796,100
Total Parcel	0.123	331,700		464,400	796,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 571.91 | /Parcel: 571.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94365
GIS Ref	
GIS Ref	
Insp Date	02/19/18

!11265!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,800	0	5,348.	464,400	796,200	796,200	Year End Roll	12/18/2019
2019	101	FV	256,100	0	5,348.	435,300	691,400	691,400	Year End Roll	1/3/2019
2018	101	FV	257,000	0	5,348.	359,900	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	257,000	0	5,348.	330,900	587,900	587,900	Year End Roll	1/3/2017
2016	101	FV	257,000	0	5,348.	301,800	558,800	558,800	Year End	1/4/2016
2015	101	FV	251,000	0	5,348.	296,000	547,000	547,000	Year End Roll	12/11/2014
2014	101	FV	251,000	0	5,348.	275,100	526,100	526,100	Year End Roll	12/16/2013
2013	101	FV	251,000	0	5,348.	261,800	512,800	512,800		12/13/2012

PRINT

Date	Time
12/11/20	01:27:18

LAST REV

Date	Time
03/06/18	10:08:29
ekelly	
11265	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOSEY HEATHER C	56736-375		4/15/2011		515,000	No	No		
GOGGIN EDWARD J	43371-305		7/28/2004		527,900	No	No		
BURNS JOSEPH R-	22715-389		12/11/1992		223,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	273	Re-Roof	2,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
12/8/2008	Meas/Inspect	163	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
11/16/2004	MLS	MM	Mary M
1/21/2000	Inspected	263	PATRIOT
1/18/2000	Missed Appt.	276	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5348		Sq. Ft.	Site		0	80.	1.09	9									464,352						464,400	

Total AC/HA:	0.12277	Total SF/SM:	5348	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	464,352	Spl Credit		Total:	464,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371834
Depreciation:	40158
Depreciated Total:	331676

COMMENTS

BK; 15327 PG; 302.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

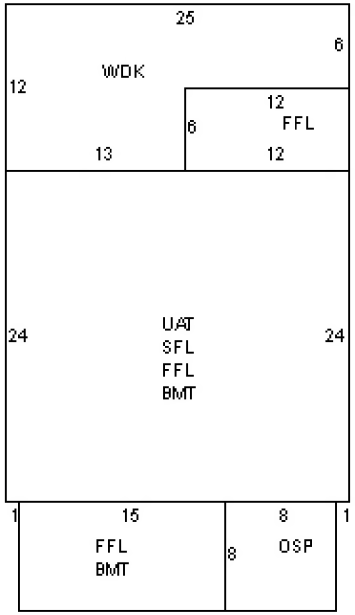
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	129.87
Final Total:	331700	Val/Su SzAd	238.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	165.380	130,977
BMT	Basement	720	49.610	35,721
SFL	Second Floor	600	165.380	99,225
WDK	Deck	228	10.180	2,321
UAT	Upper Attic	150	66.150	9,923
OSP	Screen Porch	64	45.580	2,917

Net Sketched Area:	2,554			Total:	281,084
Size Ad	1392	Gross Are	3004	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc